

City of Laramie

Community Development Department
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LARAMIE PLANNING COMMISSION October 25, 2021 STAFF REPORT

FILE: TA-21-02 R2, R2M and R3 Zoning District's Dimensional Standards, Text Amendments

REQUEST: An amendment to sections within 15.10, 15.12 and 15.14 as standard practice to update the Unified Development Code

APPLICANT: City of Laramie

PURPOSE: To update Laramie Municipal Code as a best practice approach to updating codes to addressing housing affordability in the community.

PREPARED BY: Derek Teini, Planning Manager, AICP, Matthew Cox, Associate Planner

RECOMMENDED MOTION:

Move to recommend that the City Council **approve** amendments to LMC 15.10, 15.12, and 15.14 for the purpose of updating Laramie Municipal Code as a necessary, regular practice and to address housing affordability in the community.

APPLICABLE CODE SECTION(S):

Text Amendments must be reviewed by the Planning Commission and City Council. Planning Commission action is forwarded to the City Council as a recommendation.

- Laramie Municipal Code Title 15, Unified Development Code
- Wyoming State Statutes Title 15 Cities and Towns, Article 5 Planning
- Wyoming State Statutes Title 15 Cities and Towns, Article 6 Zoning
- Laramie Comprehensive Plan
- Thrive Laramie Community and Economic Development Action Strategy

BACKGROUND AND SUMMARY:

The present amendment is initiated by the City of Laramie as part of the continual effort to keep the Unified Development Code (UDC) accurate, correct concerns, and remove potential avenues of confusion. All prior revisions to LMC Chapter 15 (Unified Development Code) can be found online at www.cityoflaramie.org/UDC.

The proposed text updates are part of the City of Laramie’s effort in combatting our housing challenges by removing barriers that the Thrive Laramie Housing Study (developed by City hired consultants Community Builders) and Housing Code Audit have shown to prevent flexible development and housing affordability. This text amendment is focused around the dimensional changes within the R2, R2M and R3 zoning districts, as well as corresponding corrections based off the recommended changes in the dimensional table. Planning Commission and Council had a joint work session on August 10th which highlighted these changes and the purpose of them.

Through the process of the Thrive Laramie Economic Development Plan and Housing Study, a survey was conducted in order to gather what housing types are missing from Laramie that people would like to see and need. Through this survey, staff found that the public desires the traditional housing type in single-family housing, but they also wanted to see housing types such as duplexes, quadplexes, cottage courts, ADUs, townhomes & condos and small apartment buildings (see figure 1 below). These housing types have another name associated with them, which is “Missing Middle.” Currently, the way our dimensional standards (codes) are written, they are restrictive to these “missing middle” housing styles and flexible development options.

Like blueprints for a neighborhood, zoning codes can dictate how a neighborhood is shaped and what type of structures will or can be built. Because zoning codes are written and enforced entirely on the local level, they are expected to change and shift over time

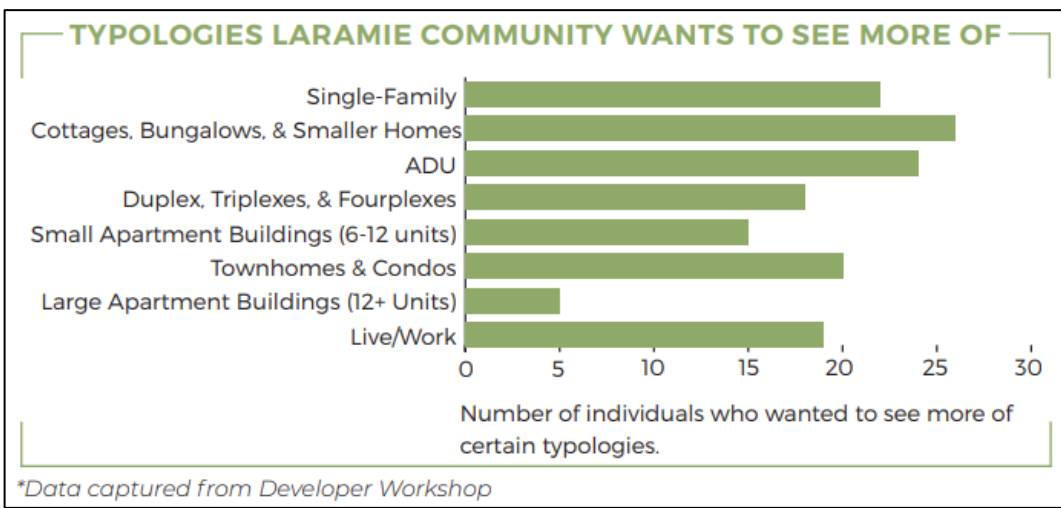


Figure 1 Desired Housing Typologies per the Thrive Laramie Housing Survey

as the community’s needs change. The City of Laramie and Community Builders worked to identify what changes our municipal code needed to address housing challenges in our community; these were accumulated into the [Thrive Laramie Code Audit Document](#).

In the Thrive Laramie Code Audit, a general overview of how codes can dictate housing types and affordability was detailed. Additionally, general code recommendations were provided that culminated in more detailed analysis of key zoning districts. Community Builders and their partners used infill lots to show what currently could go on the lot and what could be constructed after these code amendments.

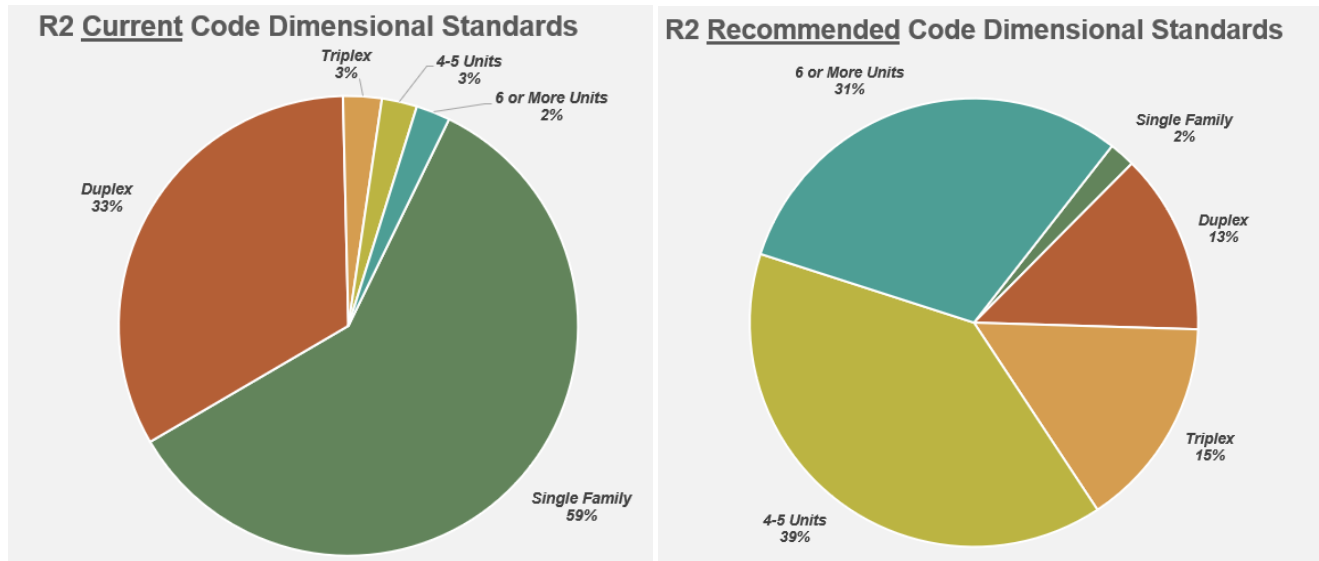


Figure 2 Percentage of lots in the R2 District and how many units could fit on them for current and recommended code changes.

R2 (Limited Multi-Family) District Current and Recommended Dimensional Standards Comparison		
Zone Districts	Current	Recommended
Min. Lot Area per principal Building	6,000 sqft	N/A
Min. Lot Area per Unit	3,500 sqft	1,250 sqft
Min. Lot Size	N/A	2,500 sqft

Table 1 Recommended dimensional amendments for the R2 (Limited Multi-Family) District

In the pie charts above and shown table, it shows how the dimensional changes shown below in Table 15.12-2 under proposed changes, allow for the R2 zone district to develop in the way it was intended to develop. As can be seen in the pie charts, a majority of R2 District lots have only been able to be developed with single-family housing units. With the recommended changes, the amount of units allowed to be developed on a lot are spread out more evenly. Taking into account that a maximum of 4 units are allowed on a R2 District Lot. For the R3 and R2M changes, please Table 15.12-2 below under proposed changes.

With the allowance of more densely developed lots if these code recommendations are adopted, members of the public and council should be aware that a multi-family development consists of any property with three (3) or more units on the property. Once a property contains more than two (2) units, it must come into full compliance with all multi-family standards including parking, landscaping, access, building layout, etc. Staff believes this will persuade existing home owners to construct another unit on their property, while ensuring that more than 2-units on a property remain well designed and of a high quality.

Proposed Changes:

The proposed changes are shown below by either striking out current text or by adding new language, shown by bold and underlined text.

- Update LMC Table 15.12-2: Dimensional Requirements – Residential Districts
 - The purpose of this change is to allow a greater range of housing typology and flexibility within the R2, R2M and R3 zoning districts and to correct any subtext needed if changes are approved. Generally, changes shown below, reduce lot widths, minimum lot sizes and lot size per unit requirements. Additionally, setback changes allow for the smaller lots to use more the property for housing. Changes in this section are the bulk and most significant changes within this code update.

TABLE 15.12-2: DIMENSIONAL REQUIREMENTS – RESIDENTIAL DISTRICTS							
District	Lot Dimensions		Use	Setbacks			Max. Height (ft)
	Min. Lot Area (sq ft)	Minimum Lot Width (ft)		Front (ft)	Side (ft)	Rear (ft)	
RR	16,000	75	Principal Building	35 [1]	10	10	40
			Accessory Building	60	5	5	24 [2]
LR	7,000	60	Principal Building	25 [1]	5	7	40
			Accessory Building	45	5	3	24 [2]
R1	5,000	50	Principal Building	20 [3]	5	5	40
			Accessory Building	45	3	3	24 [2]
R2	6,000 per principal building, except townhouse 2,500 min. lot size 3,500 1,250 per unit 6,000 min. land area per townhouse structure [4]	60 20 per principal building, except townhouses 24 20 per townhouse[5]	Principal Building	25 [3] 5	5	5	40
			Accessory Building	45	3	3	24 [2]
R2M	4,800 per principal building, except townhouse 2,500 min. lot size 3,500 1,250 per unit 6,000 min. land area per townhouse structure [4]	40 20 per principal building, except townhouses 24 20 per townhouse[5]	Principal Building	25 [3] 5	5	5	40
			Accessory Building	45	3	3	24 [2]
R3	6,000 per principal building, except townhouses	60 20 per principal building,	Principal Building	15 [3] 5	5	5	50

TABLE 15.12-2: DIMENSIONAL REQUIREMENTS – RESIDENTIAL DISTRICTS							
District	Lot Dimensions		Use	Setbacks			Max. Height (ft)
	Min. Lot Area (sq ft)	Minimum Lot Width (ft)		Front (ft)	Side (ft)	Rear (ft)	
	2,000 min. lot size 1,000 per unit 6,000 min. land area per townhouse structure [4]	except townhouses ± 12 per townhouse [5]					
			Accessory Building	45	3	3	15

[1] Front setback for principal structure may be reduced by up to 10', for equivalent increased setback of front-loading garage from right-of-way: see subsection 15.14.080.C.(4).
 [2] Also shall not exceed the height of the associated principal structure pursuant to subsection 15.10.0230.C.3.
 [3] Front setback for principal structure may be reduced by up to 5', for equivalent increased setback of front-loading garage from right-of-way: see subsection 15.14.080.C.(4).
 [4] The land area may include one or multiple lots.
 [5] The minimum dimension for **1-unit within a** townhouse structure shall be ~~60'~~ **12'** for the R2 as measured perpendicular to the common walls.

- Update LMC 15.12.010.A.3 Street Frontage
 - The purpose of this change is to align code due to each zoning district having their lot line and street frontage called out specifically in LMC Table 15.12-2.

~~3. Street frontage~~

~~Except in townhouse developments, no lot shall have a front lot line or street frontage of less than 40 feet.~~

- Update LMC 15.12.010.B.1.f.(i) Corner Lots
 - The purpose of this change is due to the fact that the setbacks within the R2, R2M and R3 zone districts are minimized to a 5 feet front setback and do not need to be cut in half for corner lots, but can remain 5 feet for the side and front on corner lots.
 - (i) The side setback along the street side of a corner lot shall be one-half the front setback requirement for the zone in which the lot is located, **except for all R2, R2M and R3 zones, which shall comply with Table 15.12-2.**
- Update LMC 15.12.010.D Dimensional Standards for Townhouse Structures
 - The purpose of this change is to correct townhouse language in order to correspond correctly with the changes in table 15.12-2, as well as to get rid of language that is redundant as it's solved by the dimensional standards in table 15.12-2.
 - The minimum dimension for **1-unit within a** townhouse structure ~~and for a contiguous series of accessory buildings~~ shall be ~~60'~~ **12'** feet as measured perpendicular to the common walls.

- ~~The maximum dimension for a townhouse structure and for a contiguous series of accessory buildings shall be 180 feet as measured perpendicular to the common walls.~~
- Update LMC 15.10.030.C.3 Size and Quantity
 - The purpose of this code change is to ensure accessory buildings on the lot are not limited by the recommended code changes and will not be dictated by the smallest principal building on the property.
- The following standards shall apply to accessory buildings in the RR, LR, R1, R2, R2M and R3 Districts: The maximum total building footprint of all accessory buildings shall be either: (a) one thousand (1,000) square feet, or (b) the building footprint of the **largest** principal structure, whichever is less. Larger accessory building footprint(s) may be approved by conditional use permit, subject to the approval process and applicable criteria as specified in Sec. 15.06.060.E. A maximum of two (2) accessory buildings shall be permitted on a site. Additional accessory buildings be approved by a conditional use permit, subject to the approval process and applicable criteria as specified in Sec. 15.06.060.E. No accessory building shall exceed the height of the site's **tallest** principal structure or the maximum accessory-building height limitations in subsection 15.12.000.B (table 15.12-2), whichever is less (Ord. 1596 § 39, 2011).
- Update LMC 15.14.080.C.4.b.(ii) garages
 - The purpose of this code change is to ensure that a attached garage can not encroach into the minimum front setback of 5 feet per the recommended changes in Table 15.12-2.
 - (ii) In the R1, ~~R2, R2M, and R3~~ Zoning Districts: A new single-family dwelling or duplex unit with attached garage shall be allowed to encroach into the required minimum front setback by up to five (5) feet; provided however, that the front of the garage shall be set back by a compensating additional distance from the minimum, such that the additional garage setback is equal to or greater than the front-setback encroachment (see Figure 15.14.080-5). A new single-family dwelling or duplex unit with only a detached alley-facing garage shall be allowed to encroach into the required minimum front setback by up to five (5) feet (see figure 15.14.080-5).
- Update LMC 15.14.080.D.1.a Dwellings with Three or More Living Units
 - The purpose of this code change is to allow for property owners and developers to take full advantage of the land on their property and not have large buffer areas between buildings. 5 feet was chosen based off of the requirement per the International Building Code.
 - a. The minimum separation between multi-family buildings, including accessory buildings, on the same lot or development parcel is ~~45~~**5** feet.
- Update LMC 15.14.050.E.1 Residential Front Yard Landscaping – Applicability

- The purpose of this code change is to make sure that landscaping requirements continue for any new principal building that could be added to an already developed lot. For instance, if a cottage is added to the backyard of an existing single-family home property, the cottage will have to be landscaped to the same standards as the already existing single-family unit.
1. The front yard areas between the **rear most principal** building and back of curb within all new developments containing three or fewer dwelling units on lots or parcels less than 16,000 square feet in size shall be landscaped pursuant to this subsection. The landscaping shall be located within the entirety of the front yard between the front plane of the building or front fence(s), whichever is greater, and the roadway. For the purposes of calculating landscape area, driveways and sidewalks shall not be included (Ord. 1596 § 46, 2011).

Comprehensive Planning and Studies Supporting Housing Change:

[Comprehensive Plan:](#)

Within Chapter 5 of the Laramie Comprehensive Plan, it states that building codes and regulations should be developed to allow for flexibility, which in turn may reduce costs or allow for alternative design. Moving forward with the 2007 Laramie Comprehensive Plan, the city has conducted the 2015 Housing Study, Thrive Laramie Economic Development Plan, Thrive Housing Study and the Thrive Code Audit as follow-up and updated support found in the Comprehensive Plan related to housing. All these documents have come together to recommend changes in code related to housing which is needed for a stronger Economic climate, as well as strategies on how to solve our housing challenges. The planning effort put into the Comprehensive Plan and follow-up documents and studies shows the long time commitment by the community related to housing; these proposed change put into action what is recommended by these plans.

[Laramie, Wyoming 2015 Housing Study](#)

The 2015 Housing Study noted, future population and household growth in Laramie will be driven by new and expanded housing and economic development and public service activities. The most critical housing issues in the City include promoting the development of housing for the local workforce, college students and young professionals, affordable to all salary income levels and at a pace that will equal the demand of a rapidly growing community. Under the *Cost of Housing* section of the 2015 Housing Study, it states that requirements of the UDC will need to be reduced to build housing in the \$100,000 to \$230,000 price point. Even during the 2015 Housing Study, there were only 100 listings on the MLS, as of October 11th, there are only 110 homes, and only 48 of those are \$300K or less. By these numbers, they show that we aren't meeting our objectives, even as we quickly approach 2022. While there aren't more homes on the market, housing prices have skyrocketed within our community, well beyond the needed housing price points identified in 2015.

[Thrive Laramie](#)

Thrive Laramie was adopted in 2020 as Chapter 9 of the Laramie Comprehensive Plan and is the City's Economic Development Plan. The recommendations in Thrive Laramie are designed to enact a future vision of Laramie as a welcoming cultural capital, education hub and center for economic opportunity for all current and future residents. Part of these recommendations are to relieve developers and business owners of cost prohibitive and restrictive codes, such as limiting dimensional standards. The plan also calls for the City to enhance the role it plays in respect to code development and enforcement and the planning and policy environment related to housing development/redevelopment. This text amendment allows for more units to be on a property by becoming more flexible with setback requirements, decreasing square feet per unit, and allowing for more principal buildings per lot, and a variety of housing types apart from the traditional form of apartments.

Community Builders: Laramie Code Audit

The City of Laramie has been working with a Planning Organization called Community Builders for the past 2.5 years to address barriers to housing and economic development issues. One strategy being recommended by Community Builders comes in the form of a document titled *2020 Laramie Code Audit*. This document highlights a number of aspects of the Unified Development Code that should be changed. The document focuses on the code changes necessary to enable more affordable housing choices to be built in three key zone districts in the greater downtown area, R-2, R-3 and DC. Earlier this year, staff brought forward a text amendment for design changes in the DC district and for the most part, the recommendations in this document were passed for the DC (Downtown Commercial) District. As for the R2 & R3 zone districts, some of the "red flags" that were identified in the Code Audit are 1) excessive minimum lot size per building requirements, 2) no mention of accessory dwelling units, 3) high parking and low buildings. These amendments will allow a diverse array of housing typology, which in turn will start combatting the housing affordability in Laramie. The goal is to ensure the zoning code allows for housing options that are affordable for a broad range of workers in Laramie – but "affordable" can mean a lot of different things.

Community Development Liaison Committee (CDLC)

Staff met with CDLC, a volunteer body that is part of the Laramie Chamber Business Alliance, created to review and recommend code changes in the City of Laramie that will promote and encourage economic development. Staff has presented the changes to CDLC and some changes were recommendations were made that are reflected in the proposed recommendations. With housing playing such a large roll in the broader economic development climate in our community (currently housing is a negative) the challenges being proposed are supported by CDLC as a step in the right direction in meeting housing needs and addressing challenges in our community.

PUBLIC COMMENTS:

This amendment was legally advertised in the Laramie Boomerang on October 9, 2021. Staff has received no comments regarding this proposed amendment to Laramie Municipal Code. For the Planning Commission and City Council Joint meeting, where staff went over these future amendments, staff published a social media post, inviting members of the public to come and hear

the proposed text amendments, but staff did not receive any public comment prior to, during or after this meeting.

FINDINGS OF FACT:

The amendment is found to be in accordance with substantive and procedural requirements and necessities in City of Laramie code and best planning practice.

CONCLUSIONS OF LAW:

The amendment is proceeding in accordance with applicable law, including LMC Title 15.

STAFF RECOMMENDATION:

Staff recommends that the City Council **approve** amendments to LMC 15.10, 15.12 and 15.14 for the purpose of updating Laramie Municipal Code as a necessary, regular practice.

ATTACHMENTS:

1. Draft Ordinance (4 pages)
2. Support Letter (1 page)

ORIGINAL ORDINANCE NO.: XXXX
ENROLLED ORDINANCE NO.: _____

INTRODUCED BY:

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 15.10, 15.12 AND 15.14 OF LARAMIE MUNICIPAL CODE REGARDING R2, R2M AND R3 ZONING DISTRICT'S DIMENSIONAL STANDARDS.

WHEREAS, on August 21, 2007, the City Council adopted the Laramie Comprehensive Plan which lists as one of its recommendations to create a unified development code that would combine the zoning and subdivision ordinances in into a single, unified document consisting of multiple parts or sections, including administrative procedures, zoning, subdivision regulations and improvement standards;

WHEREAS, on June 22, 2009 the Laramie Planning Commission affirmatively voted to recommend to the Laramie City Council adoption of the Unified Development Code subject to modifications;

WHEREAS, on March 2, 2010, the City Council adopted the Unified Development Code with an effective date of July 1, 2010;

WHEREAS, 15.02.050 of the Laramie Municipal Code (LMC) calls for the Unified Development Code to be amended from time to time so as to become or remain consistent with the Comprehensive Plan, and should be regularly reviewed, evaluated and amended, if necessary, based on private and city economic conditions, vision for the community, changing planning and zoning principles, frequent difficulty in implementing or enforcing any specific standard(s), or changes in the state, federal or case law;

WHEREAS, the 2020 Thrive Laramie Community and Economic Development Plan recommends to enhance the role that the city is playing with respect to code development and enforcement and the planning and policy environment related to housing development/redevelopment;

WHEREAS, the 2020 Thrive Laramie Community and Economic Development Plan includes an action item for the first two years of adoption to implement recommendations from the code audit;

WHEREAS, the 2007 Laramie Comprehensive Plan, Chapter 5, Housing and Neighborhoods, states that building codes and regulations should be developed to allow for flexibility, which in turn may reduce costs or allow for alternative design;

WHEREAS, The 2015 Housing Study noted, future population and household growth in Laramie will be driven by new and expanded housing and economic development and public service activities. The most critical housing issues in the City include promoting the development of housing for the local workforce, college students and young professionals, affordable to all salary income levels and at a pace that will equal the demand of a rapidly growing community”;

WHEREAS, on October 25, 2021, the Laramie Planning Commission affirmatively voted to recommend to the Laramie City Council adoption of amendments to the Laramie Municipal Code as shown in this ordinance; and

WHEREAS, the Laramie City Council shall hold a public hearing on November 16, 2021 to take and consider public comments;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LARAMIE:

Section 1. That LMC table 15.12-2 is amended to read as follows:

TABLE 15.12-2: DIMENSIONAL REQUIREMENTS – RESIDENTIAL DISTRICTS

District	Lot Dimensions		Use	Setbacks			Max. Height (ft)
	Min. Lot Area (sq ft)	Minimum Lot Width (ft)		Front (ft)	Side (ft)	Rear (ft)	
RR	16,000	75	Principal Building	35 [1]	10	10	40
			Accessory Building	60	5	5	24 [2]
LR	7,000	60	Principal Building	25 [1]	5	7	40
			Accessory Building	45	5	3	24 [2]
R1	5,000	50	Principal Building	20 [3]	5	5	40
			Accessory Building	45	3	3	24 [2]
R2	6,000 per principal building, except townhouse 2,500 min. lot size 3,500 1,250 per unit 6,000 min. land area per townhouse structure [4]	60 20 per principal building, except townhouses 24 20 per townhouse[5]	Principal Building	25 [3] 5	5	5	40
			Accessory Building	45	3	3	24 [2]
R2M	4,800 per principal building, except townhouse 2,500 min. lot size 3,500 1,250 per unit 6,000 min. land area per townhouse structure [4]	40 20 per principal building, except townhouses 24 20 per townhouse[5]	Principal Building	25 [3] 5	5	5	40
			Accessory Building	45	3	3	24 [2]
R3	6,000 per principal building, except townhouses 2,000 min. lot size 1,000 per unit 6,000 min. land area per townhouse structure [4]	60 20 per principal building, except townhouses 16 12 per townhouse [5]	Principal Building	15 [3] 5	5	5	50
			Accessory Building	45	3	3	15

[1] Front setback for principal structure may be reduced by up to 10', for equivalent increased setback of front-loading garage from right-of-way: see subsection 15.14.080.C.(4).
 [2] Also shall not exceed the height of the associated principal structure pursuant to subsection 15.10.0230.C.3.
 [3] Front setback for principal structure may be reduced by up to 5', for equivalent increased setback of front-loading garage from right-of-way: see subsection 15.14.080.C.(4).
 [4] The land area may include one or multiple lots.
 [5] The minimum dimension for **1-unit within a townhouse structure shall be 60' 12' for the R2** as measured perpendicular to the common walls.

; and

Section 2. That LMC 15.12.010.A.3 is amended to read as follows: “~~Except in a townhouse development, no lot shall have a front lot line or street frontage of less than 40 feet~~”; and

Section 3. That LMC 15.12.010.B.1.f.(i) is amended to read as follows: “The side setback along the street side of a corner lot shall be one-half the front setback requirement for the zone in which the lot is located, **except for all R2, R2M and R3 zones, which shall comply with table 15.12-2**”; and

Section 4. That LMC 15.12.010.D is amended to read as follows:

1. “The minimum dimension for **1-unit within a** townhouse structure ~~and for a contiguous series of accessory buildings~~ shall be ~~60’~~ **12’** feet as measured perpendicular to the common walls.
2. ~~The maximum dimension for a townhouse structure and for a contiguous series of accessory buildings shall be 180 feet as measured perpendicular to the common walls.~~”; and

Section 5. That LMC 15.10.030.C.3 is amended to read as follows: “The following standards shall apply to accessory buildings in the RR, LR, R1, R2, R2M and R3 Districts: The maximum total building footprint of all accessory buildings shall be either: (a) one thousand (1,000) square feet, or (b) the building footprint of the **largest** principal structure, whichever is less. Larger accessory building footprint(s) may be approved by conditional use permit, subject to the approval process and applicable criteria as specified in Sec. 15.06.060.E. A maximum of two (2) accessory buildings shall be permitted on a site. Additional accessory buildings be approved by a conditional use permit, subject to the approval process and applicable criteria as specified in Sec. 15.06.060.E. No accessory building shall exceed the height of the site’s **tallest** principal structure or the maximum accessory-building height limitations in subsection 15.12.000.B (table 15.12-2), whichever is less (Ord. 1596 § 39, 2011)”; and

Section 6. That LMC 15.14.080.C.4.b.(ii) is amended to read as follows: “In the R1, ~~R2, R2M, and R3~~ Zoning Districts: A new single-family dwelling or duplex unit with attached garage shall be allowed to encroach into the required minimum front setback by up to five (5) feet; provided however, that the front of the garage shall be set back by a compensating additional distance from the minimum, such that the additional garage setback is equal to or greater than the front-setback encroachment (see Figure 15.14.080-5). A new single-family dwelling or duplex unit with only a detached alley-facing garage shall be allowed to encroach into the required minimum front setback by up to five (5) feet (see figure 15.14.080-5).”; and

Section 7. That LMC 15.14.080.D.1.a is amended to read as follows: “The minimum separation between multi-family buildings, including accessory buildings, on the same lot or development parcel is ~~15~~ **5** feet.”; and

Section 8. That LMC 15.14.050.E.1 is amended to read as follows: The front yard areas between the **rear most principal** building and back of curb within all new developments containing three or fewer dwelling units on lots or parcels less than 16,000 square feet in size shall be landscaped pursuant to this subsection. The landscaping shall be located within the entirety of the front yard between the front plane of the building or front fence(s), whichever is greater, and the roadway. For the purposes of calculating landscape area, driveways and sidewalks shall not be included (Ord. 1596 § 46, 2011).”

Passed and approved this _____ day of _____, 2021.

Paul Weaver, Mayor and President of the
City Council

Attest: _____
Nancy Bartholomew
City Clerk

First Reading: November 2, 2021
Public Hearing: November 16, 2021
Second Reading: November 16, 2021
Third Reading and Final Action: December 7, 2021

Duly published in the Laramie Boomerang this _____ day of _____, 2021.

Derek Teini

From: Kerry Greaser <kerryg@wyoming.com>
Sent: Wednesday, September 1, 2021 9:42 AM
To: Derek Teini
Subject: Potential Planning to the Comprehensive Plan

[External]

September 1, 2021

Members of the City Council
City of Laramie
Laramie, WY

Dear Councilors,

I was recently talking to City Planner Derek Teine about a development project. We then discussed the potential adjustments to the comprehensive plan. We talked about two areas of change. The first was parking in multifamily zones and the second was flexibility of housing types in multifamily zones. I strongly encourage you to implement both changes. In my opinion, the more flexibility you are able to give developers and builders, the better they will be able to serve our diverse housing needs in Laramie. Developers and builders have better idea of the evolving needs of Laramie homeowners and renters. When they develop or build, they are taking a risk and they want to give themselves the best opportunity to reduce the risk by providing what the customer wants. When you give them more flexibility, you give them the ability to adjust to market conditions as they change and allow them to better serve the citizens of Laramie.

I believe that there is more that can be done in both the comprehensive plan and the development code to encourage development in Laramie to meet our current housing shortage. I suggest such things as the width of streets and sidewalks in residential areas. Many municipalities are reducing the width of streets in lower traffic areas and allowing narrower sidewalks on only one side of streets.

Again, I urge you to pass the proposed changes and continue to look for other ways to encourage development in Laramie.

Sincerely,

Kerry Greaser
1267 N. 15th St
Suite 121
Laramie, WY 82072

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